

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

August 3, 2010

The staff meeting convened at 9:30 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Darwin Hall, Ash Creek Special Service District Director; Tina Esplin, Washington County Water Conservancy District; and Robert Beers, Southwest Utah Public Health Department;

Excused: Ron Whitehead, Public Works Director; Rachelle Ehlert, Deputy Civil Attorney; and Paul Wright, Department of Environmental Quality.

CONDITIONAL USE PERMIT EXTENSION:

A. Request permission to build restrooms for a pavilion within the A-20 zone that was constructed in 1979 by Sterling Tullis (Pmt. #01096 6/14/79) in Pinto. Kirk Tullis, applicant.

This is an automatic annual review, with the construction of the restrooms being completed and the building permit has not been issued as yet. The property is located across the street from their pavilion, and is used for the camp trailers when they have their reunions. Eventually they may build a cabin on this same parcel. Previously the applicant showed a plan of the facilities and a letter from the Southwest Utah Public Health Department explains that the existing septic appears to be adequate for the proposed construction of the two restrooms. Staff reviewed the possibility of future expansion and indicated a need for a zone change to FR-1 to accommodate the recreational facility. The setbacks for this zone are 25' on all side, rear and frontage. The staff tabled this item for two weeks to allow the building official time to obtain further information from the applicant on the construction of the restrooms and obtaining a building permit for the project in conjunction with an existing pavilion. Mr. Gardner noted that he was not able to contact the applicant with the numbers this office had available. Attorney Rachelle Ehlert advised that a letter should be written stating violation of building without a permit. Open item for discussion once the applicant was available. **No action taken, as this item will be held over to the next available meeting after contact has been made.**

B. Review extension on a single family dwelling within the OST-20 zone, Section 29, T38S, R14W, SLB&M, generally located northeast of Pine Valley. Ron Rencher, applicant.

This is the 5th annual review, with the applicant actually living out of State eight (8) months out of the year, it has been difficult to get to the point of construction. Previously the applicant installed over 1,000 feet of water line, rebuilt the fence and keeps the pasture watered during the summer. The power, water tank, and septic were installed. This area is seasonal in nature, so there are probably 4 months out of the year that an individual could build. Records show that no permit has been issued as yet. Previously, Mr. Rencher indicated that most of the prep work is finished and he will obtain the building permit next season. **The staff granted approval of the Conditional Use Permit extension for an additional year, whereas this area is seasonal in nature and the initial work that went into applying for the conditional use should be enough to keep the use active.**

C. Review extension on a single family dwelling within the OST-20 zone, Section 29, T38S, R11W, SLB&M, generally located north of Smith's Mesa on Kanarra Mountain. Terry Wilson, agent and David W. Bauer, applicant.

This is the 4th annual review, with the requirements for the Conditional Use Permit having been met by submitting a site plan, septic permit and quantity and quality of the water from springs for culinary use. The property is accessed from Kanarra Mountain in Iron County, then entering the 600 acre parcel on the Washington County boarder. The site plan meets all setback requirements. This area is seasonal in nature, so there are probably 4 months out of the year that an individual could build. The Conservancy District and Dean Cox has reported that construction is taking place, with photographs of a cement slab. Records show that no permit has been issued as yet. If the septic has not been installed, the applicant will need to reapply and Robert Beers indicated he would check Southwest Utah Public Health Department records. **The staff granted approval of the extension for another year based on work completed for submission.**

Deon Goheen, Planner